

January 18, 2007



ACTION AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Chairperson Hall
Invocation Jean Garniewicz
Pledge of Allegiance Brett McGuire
Quorum Chairperson Hall
Quorum present with 80% of members present. Commissioner Atkins was absent.
Approval of Minutes for January 4, 2007 Chairperson Hall
Commissioner Thompson moved to approve the minutes of January 4, 2007. Commissioner McGuire seconded. Motion carried 4 – 0.
Reading of the Agenda Director Browning
Approval of the Agenda Chairperson Hall
Commissioner McGuire moved to approve the Agenda as presented. Commissioner Garniewicz seconded. Motion carried 4 - 0.

Old Business

Rezoning Staff
1. RZ 06-12-06, Rezone Tax Map 067 Parcel 017, 61.8 acres located at 4935 Hereford Farm Road from R-1 to R-2 RCO. Commission District 3.
Chairperson Hall declared the public hearing closed. Commissioner Thompson made the motion to disapprove RZ06-12-06. Commissioner McGuire seconded. Motion carried 4 - 0.
2. RZ 06-12-10, Rezone a portion of Tax Map 051 Parcel 003, from R-A and M-1 to PUD, 316 +/- acres located at 577 Baker Place Road. Commission District 3.
Chairperson Hall declared the public hearing closed. Commissioner McGuire made the motion to disapprove RZ06-12-10 and to include departmental conditions. Commissioner Garniewicz seconded. After discussion, Commissioner McGuire withdrew his original motion and made the motion to table RZ06-12-10 until the February 1, 2007 planning commission meeting. Commissioner Garniewicz seconded. Motion carried 4 - 0.

Preliminary Plat Staff
3. Brookhaven East Crawford Creek, William Smith Boulevard off of Hereford Farm Road, Zoned PUD, 88 units, 11.254 acres, Commission District 3.
Commissioner Thompson made the motion to allow the applicant to withdraw the preliminary plat for Brookhaven East Crawford Creek. Commissioner Garniewicz seconded. Motion carried 4 - 0.
4. William Smith Boulevard, off of Hereford Farm Road, Zoned PUD, Commission District 3.
Commissioner Garniewicz made the motion to table the preliminary plat for William Smith Boulevard until the February 15, 2007 planning commission meeting. Commissioner McGuire seconded. Motion carried 4 - 0.



ACTION AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

5. **The Oconee**, William Smith Boulevard, Zoned PUD, 45 lots, 20.36 acres, *Commission District 3*.
Commissioner Garniewicz made the motion to approve the preliminary plat for The Oconee and to include departmental conditions. Commissioner Thompson seconded. Motion carried 4 - 0.
6. **Courtyards at Crawford Creek**, William Smith Boulevard off of Hereford Farm Road, Zoned PUD, 92 units, 15.20 acres, *Commission District 3*.
Commissioner Thompson made the motion to table the preliminary plat for Courtyards at Crawford Creek until the February 1, 2007 planning commission meeting. Commissioner Garniewicz seconded. Motion carried 4 - 0.
7. **Riverwood Parkway Revision**, Riverwood Parkway, Zoned PUD, *Commission District 3*.
Commissioner McGuire made the motion to approve the preliminary plat for Riverwood Parkway Revision and to include departmental conditions. Commissioner Thompson seconded. Motion carried 4 - 0.

New Business

Preliminary Plat.....Staff

8. **McConnell Run I & II**, Dozier Road, Zoned R-A, 30 lots, 86.23 acres, *Commission District 4*.
Commissioner Thompson made the motion to approve the preliminary plat for McConnell Run I & II and to include departmental conditions. Commissioner Garniewicz seconded. Motion carried 4 - 0.

Rezoning.....Staff

9. **RZ07-01-01**, Rezone Tax Map 073C Parcels 027, 034, and 034A, 7.50 acres located on Hillcrest Drive and Oakridge Road from R-2 to S-1. *Commission District 3*
Chairperson Hall declared the public hearing closed. Commissioner McGuire made the motion to approve RZ07-01-01 and to include departmental conditions. Commissioner Garniewicz seconded. Motion carried 3 – 1 (Thompson).
10. **RZ07-01-02**, Rezone Tax Map 074A Parcel 035A, 1.65 acres located at 4067 Jimmy Dyess Parkway from M-1 to C-2. *Commission District 4*.
Chairperson Hall declared the public hearing closed. Commissioner Thompson made the motion to approve RZ07-01-02 and to include departmental conditions. Commissioner McGuire seconded. Motion carried 4 - 0.
11. **RZ07-01-03**, Rezone Tax Map 077A Parcel 011J, 1.14 acres located on Evans-To-Locks Road from C-2 to PUD. *Commission District 1*.
Chairperson Hall declared the public hearing closed. Commissioner McGuire made the motion to approve RZ07-01-03 and to include departmental conditions with the amended conditions from Construction & Maintenance. Commissioner Garniewicz seconded. Motion carried 4 - 0.
12. **RZ07-01-04**, Rezone Tax Map 077 Parcel 080, 94.22 acres located on Blackstone Camp Road from R-1 to PUD. *Commission District 1*.
Chairperson Hall declared the public hearing closed. Commissioner McGuire made the motion to approve RZ07-01-04 and to include departmental conditions. Commissioner Garniewicz seconded. Motion carried 4 - 0.



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ACTION AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

13. RZ02-12-08, Revision to Planned Unit Development (PUD) for Tax Map 081 001 located on Blackstone Camp Road. *Commission District 1.*

Commissioner Thompson made the motion to approve the revision to RZ02-12-08 and to include departmental conditions. Commissioner Garniewicz seconded. Motion carried 4 - 0.

Staff Comments Staff

Public Comments..... Chairperson Hall

Adjourn Chairperson Hall

Meeting Adjourned at 8:55 p.m.

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire, Vice-chairman
District 1 [Ron Thigpen]	Jean Garniewicz
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Chairperson
District 4 [Lee Anderson]	Tony Atkins

Meeting Schedule: January 2007/February 2007

Board/Commission	Date	Time	Location
Planning Commission	January 18, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	January 23, 2007	8:00 AM	Evans Government Center Auditorium
Planning Commission	February 1, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	February 8, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	February 15, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	February 20, 2007	6:00 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	February 27, 2007	8:00 AM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, February 8, 2007** at 6:00 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, February 2, 2007 to place their name on the agenda for presentation.